

**SUBJECT:** A report and recommendation on a proposed zone change for 1657, 1659, 1663, 1665 and 1667 State Avenue in the Lower Price Hill neighborhood from Manufacturing General (MG) to Residential Multi-Family (RM-1.2).

## BACKGROUND

David Thompson, representing Model Property Development (Model) submitted a petition to the Department of Community Development & Planning to rezone property at 1657, 1659, 1663, 1665 and 1667 State Avenue in Lower Price Hill from Manufacturing General (MG) to Residential Multi-Family (RM-1.2). Model has a purchase option on the subject property and is seeking a zone change prior to closing. The organization intends to develop five single-family residences on the subject property; however, this use is not permitted under the current MG zoning.

Construction of the five residences represents the final phase of a Lower Price Hill revitalization plan undertaken by Model that has included 81 rehabilitated low-income rental housing units, the renovation of Radel Hall into a 25,000 square foot mixed-use business center, the development of a community park from a vacant lot, and five owner-occupied houses. In addition, Model created and fully funded a \$59,000 individual development account that is administered by the Home Ownership Center and is used to assist Lower Price Hill residents with down payments.

## Conditions / Use

The property at 1657, 1659, 1663, 1665 and 1667 State Avenue is currently vacant. A c. 1870 brick two-family residence once stood at 1665-1667 State Avenue. An identical multi-family residence still stands on the adjacent property to the east at 1669-1671 State Avenue. Shown in dilapidated condition on the Hamilton County Auditor's website, 1665-1667 State Avenue was demolished after 2001 (see Figure 4). A 20<sup>th</sup> century cinderblock garage occupied the lot at 1663 State Avenue; this building was demolished after 2001. The remaining lots at 1657 and 1659 State Avenue have been vacant since at least 1922 (*Sanborn Fire Insurance Map, 1922*).



Figure 1: View of 1657 and 1659 State Avenue,  
Facing NW



Figure 2: View of 1659, 1663, 1665 and 1667  
State Avenue, Facing NW



Figure 3: View of 1665-1667 State Avenue and Adjacent Properties to the North, Facing NW



Figure 4: Brick two-family residence at 1665-1667 State Avenue *demolished*

## Plans

A single plan, the 1978 *Price Hill Community Plan*, encompasses the State Street properties, and the recommendations outlined in this document are still relevant. The plan recommended a change in zoning for the west side of State Avenue to prohibit industrial encroachment into this area. Any industrial expansion was to take place east of State Avenue and north of Lehman Road. The plan also places 1657, 1659, 1663, 1665 and 1667 State Avenue within a potential growth area for new residential construction.

## Community Response

Staff held a conference on Thursday, August 31, 2006. Rod Gibbons (Whitton Container, Inc.) and David Thompson (Model) attended the meeting. A summary of the staff conference is attached. Staff has received letters of support for the proposed zone change from Bob Rainey, President of the Lower Price Hill Community Council, Colleen Healey, Santa Maria Community Services, Patti Bellamo (728 State Avenue), and Steven L. Driehaus, Minority Whip of the Ohio House of Representatives (see attached).

No other interested parties, community organizations or adjacent property owners have contacted staff about the application.

## DISCUSSION

Based on a study of the area, the requested RM-1.2 zoning is appropriate for the property at 1657, 1659, 1663, 1665 and 1667 State Avenue. The land, which is currently vacant and underutilized, is located directly adjacent to an RM-1.2 Zoning District to the west and north. Nearby properties on the west side of State Avenue include single- and multi-family homes, and at least two of the properties – 1665 and 1667 State Avenue – were historically residential in use. The five residences proposed by Model will introduce new single-family residential development that will further the neighborhood's revitalization.

Lower Price Hill Community Council, Santa Maria Services and others strongly support the zone change request and the residential development it will permit.

**RECOMMENDATION:** The staff of the Department of Community Development & Planning recommends that the City Planning Commission take the following action:

Approve a zone change for 1657, 1659, 1663, 1665 and 1667 State Avenue in the Lower Price Hill neighborhood from Manufacturing General (MG) to Residential Multi-Family (RM-1.2).

APPROVED:

Respectfully submitted,

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